



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Coldwell Banker Prime Prop.

MLS# - 202415421 - Price: \$525,000

1242 Burden Lake Road, Averill Park, NY

Description: Escape to tranquility with this charming lakefront cottage, offering an idyllic retreat nestled on the shores of Burden Lake. This inviting home seamlessly blends rustic charm with modern comforts, promising a lifestyle of relaxation and recreation. Step inside to discover a cozy interior adorned with warm wood accents, creating a welcoming ambiance that instantly feels like home. The open-concept living area boasts expansive windows that capture breathtaking views of the sparkling waters, flooding the space with natural light. 150' of lakefront. The lake allows motor boats, kayaks, fishing and swimming. Enjoy the lakeside fire pit. Cove has been dredged so the water is clear. Open 4/21 from 12-2.

Acres: 0.7

Bedrooms: 3

Estimated Taxes: \$9,529

Sewer: Public Sewer

Property Style: Cottage

Exterior Features: Lighting

Parking Spaces: 8

Town: Sand Lake

Bathrooms: 1 Full

Lake/River: Burden Lake

Heat: Fireplace Insert, Forced Air, Propane, Propane Tank Owned, Wood Stove

Basement: Crawl Space

County: Rensselaer

Interior Features: High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Eat-in Kitchen, Kitchen Island

Property Type: Residential

School District: Averill Park

Water: Well Point

Garage: 2

Exterior: Vinyl Siding

Cooling: Central Air



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